

174.0

0006

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

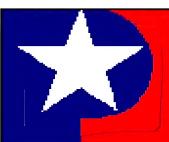
685,600 / 685,600

USE VALUE:

685,600 / 685,600

ASSESSED:

685,600 / 685,600



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
10		ARGYLE RD, ARLINGTON

Legal Description		User Acct
		116350
GIS Ref		
GIS Ref		
Insp Date		07/28/18
		13557!
Entered Lot Size		
Total Land:		
Land Unit Type:		

## OWNERSHIP

Unit #:

Owner 1: BROWN MATTHEW G &amp; JILL C

Owner 2:

Owner 3:

Street 1: 10 ARGYLE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: OSWALD CHARLES/LISA J -

Owner 2: -

Street 1: 10 ARGYLE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Clapboard Exterior and 1878 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5075	Sq. Ft.	Site			0	70.	1.13	6									400,576						400,600	

Total AC/HA: 0.11651

Total SF/SM: 5075

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 400,576

Spl Credit

Total: 400,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																
Type: 5	- Cape			Full Bath: 1	Rating: Very Good			SCUTTLE.																				
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																							
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																							
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																							
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																							
Prime Wall: 2	- Clapboard			A HBth:	Rating:																							
Sec Wall:				OthrFix:	Rating:																							
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																								
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1																				
Color: BLUE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O								
View / Desir:				Frl:	Rating:			Other																				
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																				
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2																				
Year Blt: 1948	Eff Yr Blt:			Location:				Lvl 1																				
Alt LUC:	Alt %:			Total Units:				Lower																				
Jurisdict: G18	Fact: .			Floor:				Totals	RMS: 7	BRs: 4	Baths: 1	HB: 1																
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	7	4																	
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Additions:																				
Prim Int Wal	2 - Plaster			Functional:	%			Kitchen:																				
Sec Int Wall:				Economic:	%			Baths:																				
Partition: T - Typical				Special:	%			Plumbing:																				
Prim Floors: 3 - Hardwood				Override:	%			Electric:																				
Sec Floors: 4 - Carpet	15 %			Total:	18.6 %			Heating:																				
Bsmnt Flr: 14 - Asphalt Tile								General:	1	7	4																	
Subfloor:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>								<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>								
Bsmnt Gar: 1				Basic \$ / SQ: 110.00				Rate	Parcel ID	Typ	Date	Sale Price																
Electric: 3 - Typical				Size Adj.: 1.35000002																								
Insulation: 2 - Typical				Const Adj.: 0.98843086																								
Int vs Ext: S				Adj \$ / SQ: 146.782																								
Heat Fuel: 2 - Gas				Other Features: 75659																								
Heat Type: 3 - Forced H/W				Grade Factor: 1.00																								
# Heat Sys: 1				NBHD Inf: 1.00000000																								
% Heated: 100	% AC: 100			NBHD Mod:																								
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00																								
% Com Wal	% Sprinkled			Adj Total: 350154																								
				Depreciation: 65129																								
				Depreciated Total: 285025																								
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:				Color:								
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 174.0-0006-0005.0												<b>IMAGE</b>												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
More: N	Total Yard Items:													Total Special Features:				Total:										